

FALLBROOK COMMUNITY PLANNING GROUP

And

FALLBROOK DESIGN REVIEW BOARD

Regular Meeting

Monday 17 January 2010, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook
MINUTES

Meeting called to order at 7:00 PM by Jim Russell, who led the assembly in the Pledge of Allegiance.

13 members were present: Anne Burdick, Jean Dooley, Tom Harrington, Ron Miller, Steve Smith, Jim Russell, Jack Wood, Eileen Delaney, Jackie Heyneman, Roy Moosa, Harry Christiansen, Chuck Sanacore and Ike Perez. Michele Bain and Donna Gebhart were excused.

1. Open Forum. Opportunity for members of the public to speak to the Planning Group on any subject matter within the Groups jurisdiction but not on today's agenda. Three minute limitation. Non-discussion & Non-voting item.

Mr. Monte Voigt commended the Planning Group on working to protect the character of Fallbrook.

2. Swear in the newly elected Planning Group members.

Mr. Wood Swore in the newly elected members of the Planning Group (Jim Russell, Eileen Delaney, Anne Burdick, Ron Miller, Tom Harrington, Ike Perez and Chuck Sanacore).

3. Approval of the minutes for the meetings of 20 December 2010. Voting item.

Ms. Heyneman motioned to approve the minutes. The motion was approved with Mr. Sanacore abstaining.

4. STP10-055 Site Plan for a four unit apartment complex located on the east side of Lilian Way north of Alvarado Street, APN 105-810-18. Owner Robert McAuley 760-535-8504. Contact person Lance McAuley 760-731-0188. County planner Kristin Blackson 858-694-2019. Continued at the 20 December 2010 FCPG meeting. **Design Review Committee.** Community input. Voting item (12/8)

Mr. McAuley introduced the project. He explained that the lot was very small but the zoning allowed the four unit project. He further stated that the four unit concept was critical to making the project viable.

Ms. Delaney reported that the Design Review Committee had reviewed the project and approved the development.

Ms. Burdick was concerned with the width of Lillian Way. Mr. McAuley explained that the project would be improving the street in front of the project. There were also concerns with the fact that only 7 parking spaces were going to be provided onsite. Mr. McAuley explained that there would also be parking allowed in the street along the new improvements.

Ms. Delaney motioned to approve the project as presented. The motion was approved with 12 yes votes and one abstention (Ms. Burdick).

5. TPM21184, STP99-051W1 Fallbrook Marketplace. Request to subdivide the property located at 1328 through 1418 South Mission Road into 4 lots (19 Condominium conversion units). Owner; El Tigre, Holding Corp 760-728-8800. Applicant and contact person Ron Aquino 760-745-8118 Raquino@excelengineering.net. County planner Dennis Campbell 858-505-6380,

Mr. Ron Aquino presented the project to subdivide (4 parcels) the Commercial center at 1418 South Mission.

Mr. Wood reported that the Land Use Committee had reviewed and approved the project.

Ms. Heyneman reported she had researched the trail/pathway in the vicinity and felt that the segment of Clemmens Lane along the northerly boundary of the project was crucial to providing safe pedestrian access to the shopping facilities in the area and the new Clemmens Lane Park to the west of South Mission. Mr. Aquino stated that the project would be dedicating an additional 10 feet of right of way along Clemmens Lane and would be improving the right of way.

Mr. Wood motioned that the project be approved with the recommendation that a sidewalk or pathway be included in the improvements of Clemmens Lane. The motion was approved with 12 yes votes and one no vote (Mr. Christiansen).

6. Request for a waiver of B community design site plan requirement for The Fallbrook Center for the Arts (FCA) located at 103 South Main Ave. The problem is that the condenser units for 103 S. Main Ave. sit on top of the flat portion of the building which transferred ownership and a request has been made to move them off their present location. So now the current owners of the FCA would like to pursue the permit process in order to have the units moved off of one building and on to the other. The contractor proposes placing the units on the FCA. A 42"x 12'-0" platform will be constructed and the electric and coolant pipes will be re-routed to the new location. Contact person: James Orcutt, (760) 728-1581, dcad_man@att.net. **Design review committee.** Community input. Voting item.

Ms. Delaney introduced the request to move a roof top condenser unit. After limited discussion Ms. Delaney motioned to approve the project as presented and the motion was approved unanimously.

7. Request for the Installation of red-curbings at the two entrances to the Mission Plaza Mall (east side of South Mission Road, south of Clemmens Lane). Proposed by the DPW-Traffic Engineering Section for the following reasons: "The installation of additional red-curbings at the two entrances will improve existing operating conditions by encouraging patrons to utilize the parking lot, thereby eliminating parked vehicles in this vicinity and maximizing visibility between motorists." Contact: Maria Rubio-Lopez, DPW Traffic Engineering, (858) 874-4030. **Circulation Committee.** Community input. Voting item.

Ms. Burdick introduced the request. After reviewing the existing operating conditions along South Mission Road, DPW Traffic Section has concluded there is a critical safety need to restrict parking adjacent to two entrances/exits of the commercial center at 1418 South Mission since the accident rate at the Mission Plaza Mall is almost twice the state average. The preliminary exhibit proposes restricted parking from the northerly entrance of the property to well south of the commercial center. Mr. Christiansen had concerns with the southerly limit of the restriction which will create a serious parking problem for the commercial properties immediately to the south of the 1418 South Mission property. After limited discussion, Anne Burdick motioned to refer the matter to the Traffic Advisory Committee so that a solution could be negotiated to mitigate the impact of the parking restriction on the commercial properties to the south of the 1418 south Mission parcel. The motion passed unanimously.

8. Election of Officers; Chair, 1st Vice-chair, 2nd Vice-chair, and Secretary. Voting item.

Mr. Harrington opened nominations for Fallbrook Planning Group Chair. Ms. Burdick nominated Mr. Russell and Ms. Delaney motioned to close the nominations. The motion was approved unanimously.

Mr. Russell then opened the nominations for 1st Vice Chair. Ms. Delaney nominated Mr. Wood and Ms. Burdick motioned to close the nominations. The motion was approved unanimously.

Mr. Russell next opened nominations for 2nd Vice Chair. Mr. Harrington nominated Ms. Delaney and Mr. Wood motioned to close the nominations. The motion passed unanimously. Finally Mr. Russell motioned to open the nominations for Secretary. Ms. Delaney nominated Mr. Harrington and Ms. Burdick motioned for the nominations to be closed. The motion passed unanimously.

The meeting was adjourned at 7:50 pm.
Tom Harrington, secretary.